

SNAPSHOT of HOME Program Performance--As of 03/31/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**	
					Group	B Overall
			PJs in State:	11		
Program Progress:						
% of Funds Committed	87.37 %	98.67 %	11	97.21 %	4	6
% of Funds Disbursed	76.43 %	95.59 %	11	90.53 %	3	4
Leveraging Ratio for Rental Activities	7.54	3.66	1	4.97	100	100
% of Completed Rental Disbursements to All Rental Commitments***	74.47 %	95.92 %	9	85.01 %	15	13
% of Completed CHDO Disbursements to All CHDO Reservations***	68.09 %	78.92 %	8	73.71 %	33	33
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	65.46 %	76.93 %	10	81.48 %	8	11
% of 0-30% AMI Renters to All Renters***	24.23 %	51.09 %	9	45.54 %	10	0
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	72.68 %	87.77 %	10	96.14 %	3	3
Overall Ranking:			In State:	10 / 11	Nationally:	6
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$15,551	\$14,869		\$28,248	194 Units	13.70 %
Homebuyer Unit	\$3,929	\$14,173		\$15,487	519 Units	36.70 %
Homeowner-Rehab Unit	\$13,624	\$16,142		\$0	703 Units	49.60 %
TBRA Unit	\$0	\$2,703		\$3,211	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee County Consortium WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$87,768	\$36,197	\$14,321
State:*	\$68,532	\$76,296	\$17,980
National:**	\$101,183	\$78,322	\$24,013

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	70.4	89.2	93.7	0.0	Single/Non-Elderly:	25.4	26.4	16.6	0.0
Black/African American:	13.4	1.2	1.8	0.0	Elderly:	28.9	0.8	36.8	0.0
Asian:	0.0	0.2	0.4	0.0	Related/Single Parent:	16.2	25.9	18.3	0.0
American Indian/Alaska Native:	2.1	0.8	0.0	0.0	Related/Two Parent:	10.6	42.1	25.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	19.0	3.3	1.3	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.1	0.0					
Black/African American and White:	1.4	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.1	0.0					
Asian/Pacific Islander:	0.0	1.0	0.1	0.0					
ETHNICITY:									
Hispanic	12.7	6.9	2.8	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	41.5	24.7	37.1	0.0	Section 8:	15.5	0.2 [#]		
2 Persons:	41.5	14.5	24.3	0.0	HOME TBRA:	0.7			
3 Persons:	7.0	19.7	13.9	0.0	Other:	3.5			
4 Persons:	7.7	26.1	10.8	0.0	No Assistance:	80.3			
5 Persons:	2.1	10.6	7.4	0.0					
6 Persons:	0.0	1.9	3.4	0.0					
7 Persons:	0.0	1.5	1.6	0.0					
8 or more Persons:	0.0	0.2	0.7	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			75	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee County Consortium

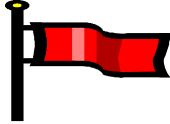
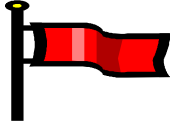
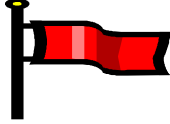
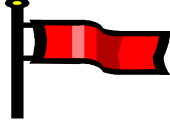
State: WI

Group Rank: 6
 (Percentile)

State Rank: 10 / 11 PJs

Overall Rank: 0
 (Percentile)

Summary: 4 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 79.77%	74.47	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 57.73%	68.09	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	65.46	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.23%	72.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.200	4.21	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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